176.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,600 / 840,600
					USE VALUE:	840,600 / 840,600
					ASSESSED:	840,600 / 840,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PICARDI CHRISTOPHER R &
Owner 2:	STRONG LAURA C
Owner 3:	
Street 1:	97 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEORGE N PIANDES -
Owner 2:	-
Street 1:	12002 AMBASSADOR DRIVE
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry:
Postal:	01581

NARRATIVE DESCRIPTION

This parcel contains 3,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2222 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3200.000	479,400		361,200	840,600
Total Card	0.073	479,400		361,200	840,600
Total Parcel	0.073	479,400		361,200	840,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.31 | /Parcel: 378.3

Legal Description

User Acct 118358

GIS Ref

GIS Ref

Insp Date 07/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,400	0	3,200.	361,200	840,600	840,600	Year End Roll	12/18/2019
2019	104	FV	358,100	0	3,200.	356,000	714,100	714,100	Year End Roll	1/3/2019
2018	104	FV	358,100	0	3,200.	273,500	631,600	631,600	Year End Roll	12/20/2017
2017	104	FV	335,700	0	3,200.	258,000	593,700	593,700	Year End Roll	1/3/2017
2016	104	FV	335,700	0	3,200.	237,400	573,100	573,100	Year End	1/4/2016
2015	104	FV	303,400	0	3,200.	221,900	525,300	525,300	Year End Roll	12/11/2014
2014	104	FV	303,400	0	3,200.	204,300	507,700	507,700	Year End Roll	12/16/2013
2013	104	FV	315,800	0	3,200.	204,300	520,100	520,100		12/13/2012

!13758!

PRINT

Date	Time
12/11/20	03:40:17

LAST REV

Date	Time
08/06/18	09:09:42

mmcmakin

13758

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIANDES GEORGE	67988-91		9/9/2016		660,000	No	No		
PIANDES KERRY T	67975-415		9/8/2016	Convenience	1	No	No		
PIANDES GEORGE	52407-361		3/16/2009	Family	1	No	No		
PIANDES ELEFTHE	38108-51		1/31/2003	Family	1	No	No		
PIANDES ELEFTHE	30701-270		9/29/1999	Family	99	No	No		
	18800-347		1/1/1988		230,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	345	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3200		Sq. Ft.	Site		0	70.	1.61	6									361,200						361,200	

Total AC/HA: 0.07346 | Total SF/SM: 3200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 361,200 | Spl Credit | Total: 361,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12254715
Const Adj.:	0.98000199
Adj $ / SQ:	187.017
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588972
Depreciation:	109549
Depreciated Total:	479423

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

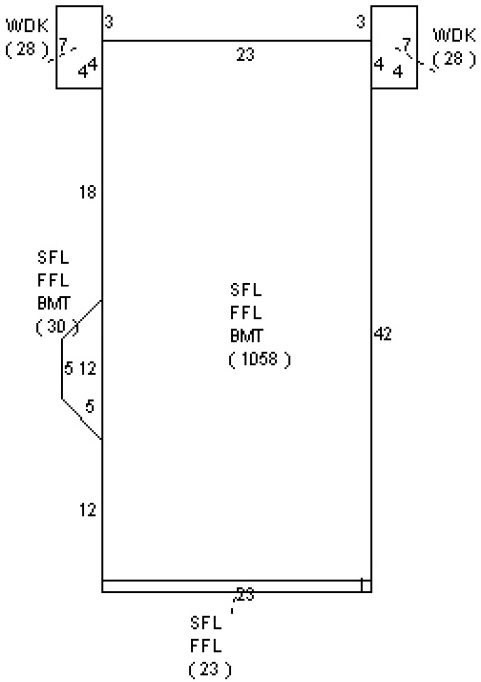
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.02
Special Features:	0	Val/Su Net:	142.42
Final Total:	479400	Val/Su SzAd	215.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,111	187.020	207,776
SFL	Second Floor	1,111	187.020	207,776
BMT	Basement	1,088	56.110	61,042
WDK	Deck	56	15.680	878
	Net Sketched Area:	3,366	Total:	477,472
Size Ad	2222	Gross Are	3366	FinArea 2222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	